

**CHARTER TOWNSHIP OF COMMERCE
PLANNING COMMISSION MEETING**

Monday, September 11, 2017
2009 Township Drive
Commerce Township, Michigan 48390

A. CALL TO ORDER: Chairperson Haber, called the meeting to order at 7:00pm.

ROLL CALL: Present:

Larry Haber, Chairperson
Tom Jones, Vice Chairperson
Brian Winkler, Secretary
Bill McKeever
John Hindo
Russ Schinzing

Absent:

Jay Czarnecki (excused, resigned 9/8/17)

Also Present:

Dave Campbell, Township Planning Director
Jay James, Engineer/Building Inspector
Mark Stacey, DDA Director
Randy Thomas, Insite Commercial

B. APPROVAL OF AGENDA

MOTION by Jones, supported by Schinzing, to approve the Planning Commission Regular Meeting Agenda of September 11, 2017, as presented.

MOTION CARRIED UNANIMOUSLY

C. APPROVAL OF MINUTES

MOTION by Jones, supported by McKeever, to approve the Planning Commission Regular Meeting Minutes of August 7, 2017, as presented

MOTION CARRIED UNANIMOUSLY

D. UPDATE OF ACTIVITIES

Bill McKeever – Zoning Board of Appeals

- We have not had an agenda since our last meeting.

John Hindo – Township Board of Trustees

- It's been a while since our last meeting. We meet tomorrow.
- Our Township has opted out of the Medical Marijuana proposal.
- Most everyone is aware that the Board voted to adopt the recommendation of the Planning Commission to rescind the Conditional Rezoning for the Clark Gas Station. Dave, did I state that correctly?

Dave Campbell - Yes, the zoning was reverted.

Chairperson Haber - Just for your information, Clark is gone and it's now a Marathon.

Jay James - Yes, there are no more Clark gas stations.

Brian Winkler – Downtown Development Authority

- I did not attend the August meeting, so I will defer to Director Mark Stacey.

Director Stacey -

- Obviously we have Jim Galbraith's group working very hard every day dewatering. They're onsite 7 days a week lately.
- Granger's building is coming together and looking nice now with the additional accoutrements on the top. We'll be excited to see landscaping going in. They are looking forward to getting their first patients in very soon. They're a little behind schedule, but I would think probably in the next 45 days.
- Pulte is moving forward.
- This Friday, we have a closing with NorthPoint, which is Beyond Self Storage, for the property you approved over at Haggerty and Oakley Park, for the land split for that corner. They're hoping to start construction this fall still. We're excited to see that one move forward.

Randy Thomas - We've got a meeting with Bruce Aikens and David on Wednesday at 9:30 to start the kickoff process for what's going on with the retail development. That will probably be in front of you in November.

Jay James – Building Department

- First & Main are hoping for an October 1st opening, which I think is very optimistic.
- We are still quite busy in the Building Department as everyone wants to get in before the weather turns.
- We have bids in to demo the old Eric's Market on the corner of Carroll and Commerce Road. Those bids will be before the Township Board tomorrow night, and hopefully we will see that come down in the next 30 days.

Jones - Is this a Township property?

Jay James - It's a Township property. We've got a couple bids in and we just need Board approval.

Chairperson Haber - Jay Czarnecki will not be serving on the Planning Commission any longer. This was to be his last meeting, but he got called away. I want to thank him for his five years on the Planning Commission and for bringing to us a lot of help. We wish him the best and look forward to the future.

E. PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

None

F. TABLED ITEMS

ITEM F1: PSU17-001 - CLARK GAS STATION - SPECIAL LAND USE-TABLED FROM 5-1-17

MOTION by Jones, seconded by McKeever, to remove Item PSU17-001, from the table.

MOTION CARRIED UNANIMOUSLY

ITEM F2: PSP17-0002 - CLARK GAS STATION - SITE PLAN-TABLED FROM 5-1-17

MOTION by Schinzing, seconded by Jones, to remove Item PSP17-0002, from the table.
MOTION CARRIED UNANIMOUSLY

Chairperson Haber - There is no further action on these. They're removed from the table and they go into the sunset.

Dave Campbell - Effectively, yes.

I'd like to give my standard reminder regarding using your microphones. We had an HVAC technician look at the fan in here. What we've learned is it is meant for ventilation, so it has to stay running at all time because this is a room of assembly. We will see if we can make it run a little quieter, but in the meantime, take full advantage of your microphones for the benefit of everybody in the audience.

>> Chairperson Haber noted that Items G1 and H1 would be taken together, with separate actions to be taken for each, and with voting to take place first on Item H1, then G1 would follow.

G. OLD BUSINESS

ITEM G1: PZ17-0004 – VISIONARY DEVELOPMENT – REZONING – No Action Taken 8-7-17

Visionary Development LLC of Commerce MI is requesting a rezoning of two parcels of land consisting of 8.3 acres from TLM (Technology Light Manufacturing) to TLM (Technology Light Manufacturing) with the HRC (Haggerty Road Corridor) Overlay located south of Oakley Park Road, just east of the Martin Parkway.
Sidwell No.'s: 17-24-201-008 & 17-24-201-009

H. SCHEDULED PUBLIC HEARINGS:

ITEM H1: PCZ17-0001 – VISIONARY DEVELOPMENT – CONDITIONAL REZONING

Visionary Development LLC of Commerce MI is requesting a Conditional Rezoning of two parcels of land consisting of 8.3 acres from TLM (Technology Light Manufacturing) to TLM (Technology Light Manufacturing) with the HRC (Haggerty Road Corridor) Overlay located south of Oakley Park Road, just east of the Martin Parkway.

David Campbell, Planning Director, gave a review. The petitioner, Visionary Development, is led by Brian Tominna and his team. This item came before the Planning Commission once as a conceptual plan, and the second time as a rezoning petition; however, there was concern with this being a straight rezoning. Therefore, in accordance with the direction of the Planning Commission, the proposal was revised and resubmitted as a Conditional Rezoning request. The Conditional Rezoning Agreement (CRA) was drafted by the Township Attorney, with a lot of input from the developer and his team, and a copy of the Agreement is included in the packet. If the Planning Commission chooses to make a recommendation of approval to the Township Board, there is one minor amendment that the Township Attorney and the Developer's Attorney have agreed upon which addresses the timeline. A grace period would be allowed if there were some sort of Act of God that would delay the development within the 2-year time frame as built into the CRA.

The terms of the CRA are consistent with what the applicant has intended all along and what he has presented to the Commission. The CRA would include as exhibits the conceptual site layout plan on the screen, some conceptual building elevations provided by the developer, the legal description of the properties, and the specific terms of how this development would operate.

The role of the Planning Commission, if they so choose, would be to make a formal recommendation to the Township Board on the Conditional Rezoning petition. In order to keep the developer on the schedule that he hoped for back in August, if he receives a favorable recommendation this evening, it will be taken to the Township Board tomorrow night where they will have the opportunity to formally approve the CRA. If that takes place, the developer will hopefully be back before the Planning Commission within the next few months with a fully developed site plan with much more detail.

In addition, because this is a new rezoning petition, another public hearing is required to be held.

Chairperson Haber noted that this is not site plan review; it is just to review the Conditional Rezoning request.

Jones inquired about Item G1. Dave Campbell clarified that G1 is the previous straight rezoning petition. The applicant has asked to withdraw that petition; however, that can remain on the agenda until action has been taken on Item H1. If the Planning Commission does choose to make a formal recommendation this evening on the Conditional Rezoning, then they can follow that with a second motion to accept the applicant's request to withdraw his original petition. Dave suggested that the original petitioner not be removed until a formal recommendation had been made on Item H1 for the Conditional Rezoning.

did not want to remove the original petition until a formal recommendation on the Conditional Rezoning has been made.

Brandon Kritzman, Senior Architect at OHM Advisors, 34000 Plymouth Rd, Livonia, was in attendance representing Brian Tominna of Visionary Development. Brian was also joined by his attorney, Steve (Schlessel), and Lee Mamola, Senior Project Manager at OHM.

Brandon Kritzman - You've already heard this story a couple times, so I'm not here to duplicate anything. Mr. Campbell does a great job of explaining the process that we've gone through. Both he and Mr. Rentrop have been a tremendous help as we prepared this Conditional Rezoning Agreement, and it's our understanding that we have met your desire from a Planning Commission perspective. We are here this evening to make certain there are no outstanding questions you may have at this time.

Chairperson Haber opened the public hearing and explained the process.

Kathleen Okray, Herkules Equipment, 2760 Ridgeway Ct, Commerce Township - I'm a long-time Commerce Township resident. I'm attending today, not only out of personal curiosity, but also because I work for Herkules Equipment. Dave Campbell and Paula

Lankford are very familiar with us and they've been kind enough to come over and speak to the Pinewood Association when we've had our meetings. I'm here on behalf of the Pinewood Association, which is the group of business owners that have businesses located on Ridgeway Court. I've had one conversation with Steven a few weeks ago, but I wanted to reiterate our request to the Tominna's to respond to our emails. We would like to meet with you with the members of the Pinewood Association. There are some restrictions and elements that were part of the charter they incorporated after 1981. I would rather they meet with the Association under friendly terms, as opposed to having some of the gentleman, who have been property owners out here for close to 40 years, knocking on their door and perhaps engaging in a not-so-friendly manner about some of the bylaws. We as property owners are responsible for Ridgeway Court. As you noticed, that rendering up here has the driveway that exits out onto a private road. Whether that is what they end up doing or not, as a member of the Association, they are responsible for the maintenance of that as well, which is why we'd like for you to join us for a meeting. We are excited about you coming. We don't want to put up any road blocks, but you will find that there are some neighbors who are rather proprietary about the area. We'd like to start working with you.

Chairperson Haber closed the public hearing as there were no additional questions or comments.

Commission Comments:

Chairperson Haber - Dave, do you want to comment on the driveway?

Dave Campbell - The Conditional Rezoning plan that will be included as an exhibit to the CRA, if and when it gets executed, currently shows one driveway on the south side of Oakley Park Road, and a second driveway, a point of access off of Ridgeway Court. Ms. Okray is correct that Ridgeway Court is a private road. I have spoken to Mr. Tominna and his team, and it's actually mentioned in their narrative that you have that goes along with their CRA, that when this comes back to you as a site plan, more than likely they're going to propose two driveways off of Oakley Park Road, and not propose access off of Ridgeway Court. That's more agreeable to our Fire Chief who had a chance to look at this. He felt that he's definitely going to want two points of access, and the way they would come and go on the site via the Welch Road Fire Station, two points of access off of Oakley Park would work better from an emergency response standpoint than having one coming off of Ridgeway. I have been plugged in to some degree with whether or not these properties are part of the Pinewood Association. I have different documentation that suggests different things and I won't pretend to be an attorney that can sort it all out. There remains some question of whether or not these properties are part of the Pinewood Association, and whether or not they would be obligated to contribute toward the dues within the Association. I don't know that those questions have been answered yet, nor do I think that they need to be answered as part of this meeting here tonight. It probably would be a good idea for Mr. Tominna, when he secures these properties to be in touch with his neighbor's in the Pinewood Association.

Chairperson Haber - I would like the answers to that when the site plan comes up.

Dave Campbell - We're looking to sort it out. There's a lot of documentation about the Pinewood Association and we're still trying to sort through it all.

Chairperson Haber - Get it sorted out before the site plan.

McKeever, Hindo, Jones and Winkler all stated they had nothing to add.

Schinzing - I like the project, but I have nothing else to add.

MOTION by Schinzing, supported by Jones, that the Planning Commission **recommends approval, with conditions**, to the Commerce Township Board of Trustees, of Item PCZ17-0001, the request by Visionary Development LLC of Commerce MI for a Conditional Rezoning of two parcels of land consisting of 8.3 acres from TLM (Technology Light Manufacturing) to TLM (Technology Light Manufacturing) with the HRC (Haggerty Road Corridor) Overlay located south of Oakley Park Road, just east of the Martin Parkway.

Move to recommend the Township Board approve PCZ#17-0001, a conditional rezoning petition by Visionary Development, LLC for the development of a restaurant / banquet center building and office building upon two vacant properties on the south side of Oakley Park Road between Martin Parkway and Haggerty Road. The two properties would be conditionally rezoned from TLM (Technology & Light Manufacturing) to TLM within the Haggerty Road Corridor (HRC) Overlay district. The Planning Commission's recommendation is based on a finding that the conditional rezoning petition meets the applicable criteria within Articles 3 and 36 of the Township's Zoning Ordinance, and meets the intent of the Commerce Township Master Plan.

This recommendation of approval is conditional upon the following:

1. The applicant enter into a Conditional Rezoning Agreement with conditions volunteered by the applicant and acceptable to the Planning Commission and Township Board, and the executed Conditional Rezoning Agreement be recorded with the Oakland County Register of Deeds prior to any formal consideration by the Planning Commission of the site plan.
2. The applicant shall apply for approval by the Planning Commission of a site plan consistent with the terms of the Conditional Rezoning Agreement subsequent to approval and recording of the Agreement.
3. The Conditional Rezoning Agreement is to include the minor amendments that were agreed upon between the Township Attorney and the Petitioner's Attorney (as discussed herein).

MOTION CARRIED UNANIMOUSLY

MOTION by Schinzing, supported by Jones; move to accept the request by Visionary Development, LLC to withdraw rezoning application PZ17-0004, to be replaced by conditional rezoning petition PCZ17-0001. **MOTION CARRIED UNANIMOUSLY**

McKeever - Dave, should there be a motion to remove Item PZ17-0004 from the table?

Dave Campbell - The straight rezoning was never tabled; you took no action at your August meeting.

Chairperson Haber - It just needed to be voted on to give them permission to remove it.

ITEM H2: PZ17-0005 – COMMERCE TOWNSHIP – TEXT AMENDMENT

An amendment to the Commerce Township Zoning Ordinance No. 3.000, to amend the following sections: Article 2, Definitions, Section 2.02, to add a definition for Medical Marihuana Licensing Act and amend the definition of Medical Marihuana Cultivation Facility, Article 5, Table of Permitted Uses by District, Section 5.02, to amend the term of Medical Marihuana Cultivation Facility and to permit Temporary Construction and Real Estate Sales offices in all districts as an accessory use, Article 23, Industrial, Section 23.01, to amend the term of Medical Marihuana Cultivation Facility, Article 26, Use Standards, Section 26.402, to amend the definition of Medical Marihuana Cultivation Facility and prohibit State-licensed marihuana facilities, Section 26.521, to prohibit State-licensed marihuana facilities, Section 26.501, to add a section regulating temporary construction and real estate sales offices, and Section 26.513, to add a requirement for a Township approved storm water management agreement, and Article 36, Conditional Rezoning, Section 36.03 to amend Eligibility.

David Campbell, Planning Director, gave a review of the proposed text amendment which covers several sections of the Zoning Ordinance, Articles 2, 5, 23, 26 and 36. These were mostly housekeeping amendments, but there was one in particular that Dave wanted to elaborate upon, and another that Jay James would clarify upon. Dave explained the new State of Michigan Medical Marijuana licensing act which included five new licenses for five types of medical marijuana facilities; growing, processing, secure transporter, testing facility and a dispensary provisioning center. The State is expected to start issuing those licenses in December 2017. The state law gives local municipalities the option to opt-out of having any of those five licenses within the municipality. At the August Township Board Meeting, the Trustees made a formal resolution to opt-out from these new state-licensed medical marijuana facilities within Commerce Township. That opt-out is now to be included in the Township Zoning Ordinance, and in a standalone Medical Marijuana Ordinance that the Township Attorney will draft.

Dave briefly explained the remaining sections, including a stormwater maintenance agreement, and allowing a petitioner to request a Conditional Rezoning for a property they do not yet own, which is typically allowed with the consent of the property owner. The other housekeeping item addressed construction and sales trailers. Up until 2010, the Zoning Ordinance included language that addressed these trailers, typically within new residential developments; where they can be located, how far off the property, how long they can stay there and other details. When the Zoning Ordinance was overhauled in 2010, somehow that language was omitted, which was likely a simple oversight. For the benefit of the building department primarily, who processes these trailer requests, the language needs to be put back into the Ordinance.

Jay James - We've found that the fees that go along with this trailer language are actually still included in the Fee Ordinance, but there's nothing in the Zoning Ordinance that requires them to get a permit.

Typically when these trailers go into developments, they like the sales trailer up front. The old Ordinance required that the trailers be at least 100' from the property lines, if

not 200', but it sets it back a substantial distance. One of the things I would like changed on that is, if it's within a defined development with multiple lots, that it be required to be placed on one of those lots and meet the side yard requirements of that zoning.

Also, construction trailers, we have no problem with that being required to be located farther back on the site; however, the developers also like those to be up close because they can see the construction traffic as it pulls in and out. I think as long as we keep it on one of the defined lots, as the proposed development has. If it is just an acreage parcel that's going to have it, then we will fall back to the 100' from the property line.

Commission Comments:

McKeever and Hindo had no comments.

Jones - I have a question about prohibiting the (marijuana) facilities. What about the people that are doing that now? Can they continue? What's the difference between a building and a facility?

Dave Campbell - There's two laws in the State of Michigan dealing with medical marijuana. There's a new law that got approved last year, and then there's the original MMMA which was approved in '08. The MMMA of 2008 allowed two types of marijuana growers. One is a qualified patient, who can grow their own medicine, up to their own 12 plants within their own home. Then there's also a caregiver, which is someone who can grow for themselves, plus 5 additional patients, so essentially they have 6 patients, 12 plants per patient for a total of 72 plants.

A licensed patient is currently allowed, and will continue to be allowed, to grow their 12 plants within their own property in Commerce Township, per the MMMA of 2008. For us to not allow that arguably would be a violation of the State law. The licensed caregivers who can grow up to 72 plants, currently in our Zoning Ordinance, are only allowed within our industrial districts. They are allowed only one caregiver within a building, so there cannot be multiple caregivers within the same building, and they're only allowed as a Special Land Use which can only be approved if they come before you as a Planning Commission for a public hearing. That Zoning Ordinance change to only allow this as a Special Land Use was made in 2015. Up until that change, caregivers were allowed in the office districts, industrial districts, office-research, and they are still allowed to exist as existing legal nonconforming. We do have somewhere in the neighborhood of 40 approved caregivers operating in Commerce Township, and they would be allowed to continue to operate so long as they continue to comply with State law which means they can only grow up to their 72 plants.

The new State law allows much bigger growing facilities in terms of the size of the building and in terms of the size of the plants that can be grown.

Jones - So we can opt-out?

Dave Campbell - The Township Board has already made a formal resolution to opt-out and part of this text amendment memorializes this in the Zoning Ordinance, and the State law specifically says that local municipalities can opt-out.

Schinzing and Winkler had no comments to add.

Chairperson Haber opened the public hearing.

No comments.

Chairperson Haber closed the public hearing.

MOTION by Jones, supported by Winkler, that the Planning Commission recommends approval, to the Commerce Township Board of Trustees, of item PZ17-0005, an amendment to the Commerce Township Zoning Ordinance No. 3.000, to amend the following sections: Article 2, Definitions, Section 2.02, to add a definition for Medical Marihuana Licensing Act and amend the definition of Medical Marihuana Cultivation Facility, Article 5, Table of Permitted Uses by District, Section 5.02, to amend the term of Medical Marihuana Cultivation Facility and to permit Temporary Construction and Real Estate Sales offices in all districts as an accessory use, Article 23, Industrial, Section 23.01, to amend the term of Medical Marihuana Cultivation Facility, Article 26, Use Standards, Section 26.402, to amend the definition of Medical Marihuana Cultivation Facility and prohibit State-licensed marihuana facilities, Section 26.521, to prohibit State-licensed marihuana facilities, Section 26.501, to add a section regulating temporary construction and real estate sales offices, and Section 26.513, to add a requirement for a Township approved storm water management agreement, and Article 36, Conditional Rezoning, Section 36.03 to amend Eligibility.

Move to forward application PZ #17-0005, text amendment 3.035 to the Commerce Township Zoning Ordinance, to the Commerce Township Board with a recommendation of approval.

MOTION CARRIED UNANIMOUSLY

I. NEW BUSINESS

ITEM 11: WATERMARK RESIDENTIAL – CONCEPTUAL REVIEW

Watermark Residential of Indianapolis IN is requesting a conceptual review of a multi family development located on the northeast corner of Maple and Welch Roads.

David Campbell, Planning Director, gave a review. A potential buyer of the approximate 35-acre parcel at the northwest corner of Maple Road and M-5 is Watermark Residential, a residential developer based in Indianapolis. They have a conceptual plan for how they would propose to develop the site should they wind up being the buyer of the property.

The current property owner is Beaumont Hospital, who received site plan approval back in 2007 for a healthcare facility, which they started building from 2008 to 2009. They put in a lot of their underground utilities and the footings. Then, through a series of mergers and buyouts, Beaumont decided not to proceed with the project. They held onto the property the past few years, but within the last year they decided to sell. Up through August 30th of this year, they were accepting bids for the property. Watermark Residential was one of the bidders.

Watermark provided a packet of marketing materials that includes a concept plan for how they would develop this property, which would be about 30 buildings with about 10 units per building, with access coming off both Maple and Welch Roads.

Renderings were displayed on the overhead, and Dave reviewed regulated wetland areas, the stormwater detention basin and system, and the buildings which are Watermark's Big House prototype development. He also reviewed the property, which actually includes 5 parcels, along with the current zoning of HF, and the master plan designation of industrial. Watermark's proposal would be approximately 300+ units, multi-family, medium to high-density residential and therefore would require a rezoning of the property. This would likely be best as a PUD to allow the developer and the Township flexibility.

Schinzing - Was it zoned HF because Beaumont owned it, or because that's what the master plan really wanted there?

Dave Campbell - I would have to research the zoning further to answer that question.

Chairperson Haber - Tom and I were involved, but I don't recall.

Jay James - I believe it was zoned with the anticipation of Beaumont, because it had to be sold for a public purpose, and the DDA had to find out if a hospital was defined as a public purpose. Once it was determined, I think they zoned it to HF.

Discussion continued regarding the timeline, prior zoning and prior ownership of the property by the State.

Schinzing - The surrounding area is zoned industrial?

Dave Campbell - On the west side of M-5, yes, it's zoned industrial, primarily the Williams International campus. Further west, you have condominiums. On the east side you've got big box retail, which is what it's zoned and master planned for.

Schinzing - All down Welch, that's all industrial?

Jay James - It's all industrial.

Dave Englert, Watermark Residential, 101 W Ohio St Suite 1515, Indianapolis, IN, was present to deliver a presentation, along with Jesse Houghtalen and Pat Smith.

Dave Englert - My job is Director of Acquisitions for the Midwest Market, so I expand from Minnesota down to the Midwestern states, and all the way to western PA. I came with Jesse Houghtalen, who would be the development manager on this project. If we were chosen to go under official legal contract, he would take it from that point going forward and all the way to the end of the project. I also brought Pat Smith who works in our Indianapolis office; he's a civil engineer for us.

Dave Englert gave a brief introduction and history of the company, he reviewed the design elements of the exterior features of the buildings, as well as the high-end interior features, along with the common areas.

The company has been in business for 31 years. The company has a general contracting business and a retail development business. Watermark Residential was formed in '08.

Mr. Englert reviewed examples of Watermark's projects on the overhead, noting features such as the rooflines, the types of materials and the 2-story nature of the buildings with 9-foot interiors. Each individual unit includes a garage, and there are no common corridors. Materials include a combination of masonry, brick and stone. There's 10 units per building, with 3 units on the lower level and 7 on top, and each building has its own walk-out balcony or porch associated with each unit. The buildings feel like townhomes as opposed to apartments. Washers and dryers are included in every unit. Community features include a resort-style pool with cabanas and outdoor TVs, weather permitting. Dog parks are usually included also.

A unique feature of this location at Welch and M-5 is the north side of the property which is bordered by the trail; the abandoned railway. Initial thoughts were provided with regard to incorporating the trailhead into the overall development as a feature. Mr. Englert pointed out that the site plan does not have a lot of straight lines. As you drive down the corridors, the project will feel very broken up. Watermark is pretty careful about the layout of the site plan and providing ample green space throughout the project. He added that Monkeywrench Racing is located adjacent to the site, and part of the overall plan would be to purchase that parcel and get that under the PUD as well.

Commission Comments:

Chairperson Haber - What we do today is strictly advisory. There's no obligation on your side, and no commitment here. If we say something today, it could change later on and we want you to understand that.

McKeever - No comments.

Hindo - Dave, how many units is the Galbraith property on Pontiac Trail and M-5?

Dave Campbell - I think they're at 302 right now and that may vary slightly.

Hindo - And what about the other conceptual that was brought to us a couple meetings ago next to Home Depot? Is that still going forward and coming before us?

Dave Campbell - I haven't heard anything directly. Behind the scenes, I've heard that Mr. Thomas is shopping that idea to developers. I think that's still a viable concept that he has, and I believe it was for 200+ units on the west side of Haggerty, north of 14 Mile.

Hindo - The reason I ask to kind of gauge the amount of multi-family that we're going to have coming into the Township, or that is being proposed. That's always been a concern for us. Randy, what are your thoughts on this piece? You're probably more knowledgeable about this than anybody in the room.

Randy Thomas - Just so the Planning Commission is aware, we have several offers on the table, ranging from single-family to multi-family, to a variance of that with part of it as

multi-family and part single, then incorporating small retail into it. Unlike what we've been doing with the DDA Board where there was a vision put forth, here we have a private seller, Beaumont Hospital, that probably does not care as much as the DDA about the product type that will be there. They're looking at each of the proposed offers to see if they can get to the finish line; the economics, the timeline, and how the developer is engaging in that process.

I guess that's really not important to the Commission right now, but what you're looking at here are different types of uses. I would agree that Watermark has brought a very nice looking product, and I have shared with them the prior concerns about bringing in more multi-family, and I've said if it's going to happen here, it's going to need to be really high-end. That's as much as I can share with you right now.

Hindo - I agree that this is a very nice product, but again my concern is the amount of multi-family coming here, and the Township's desire to have more single-family homes; however, the more we say that, the more multi-family projects we seem to be seeing.

Chairperson Haber - These are rentals?

Dave Englert - Yes. I'd like to take a moment to address John.

Mr. Englert reviewed multi-family metrics according to Watermark, which states that for every five jobs created, one new apartment unit is needed. He discussed macro levels of job growth relative to units of demand. He feels this market will be under-supplied. He added that Watermark has surveyed properties in the area, and the occupancy levels range from 96 to 98%.

Chairperson Haber - So these are rentals?

Dave Englert - Yes.

Chairperson Haber - They would be very high in aesthetics. I can promise that you would be held to a high standard. Do you own the property now?

Dave Englert - No, we don't.

Jones - Are you proposing a single entrance to this property?

Pat Smith - With this rendition of the property, we are going to be proposing two entrances; one off of Welch and the other off Maple.

Chairperson Haber - The RCOC likes to have the roads meet.

Jones - What size is the interior square footage?

Dave Englert - The average is 1,200. One-bedrooms range from 950 to 1,050, and the two-bedroom are 1,100 to 1,350.

Jones - One concern I've heard, and I think Mr. Galbraith addressed this with his 226 units or so at Maple and Beck, was clever spacing between the first and second floors for noise reduction. Also, do you have any anticipated price points?

Dave Englert - We would probably be in the \$1.75 to \$1.85 per square foot range. In addition, in order to get through the application process, the applicant has to have a monthly income of three times the rental amount.

Schinzing - How would you plan to handle refuse?

Dave Englert - We have valet trash service as part of the community feature, so it's incorporated into the rental amounts. Residents just put their trash out at the end of the night and someone picks it up.

Schinzing - Then it leaves the property?

Dave Englert - No, I think they take it to the dumpster and there's a common trash compactor.

Winkler - I like what I see as well. I'm glad John brought up the past history of the Township's position on multi-family.

Dave Englert - What do you think the biggest obstacle to the project overall in the public eye as we go through the process?

Chairperson Haber - I always envisioned this site as a commercial spot. I would say my personal opinion is that if the aesthetics are proper on this, it shouldn't be a problem.

Schinzing - I think you'll have a bigger sell with the Township Board on the amount of multi-family. In this area, it's not like you're abutting up against other residences here, but it's more the philosophy of the Township Board. I really like what you did with the roads, not making them straight.

Dave Englert - Thank you very much. I really appreciate the feedback.

Chairperson Haber - Thank you for coming in.

J: OTHER MATTERS TO COME BEFORE THE COMMISSION:

None.

K: PLANNING DIRECTOR'S REPORT

1. **NEXT REGULAR MEETING DATE: OCTOBER 2, 2017**
2. Mr. Czarnecki did formally resign from the Planning Commission effective last Friday. He is relocating to Genoa Township and he would be unable to continue with the Planning Commission.
3. At tomorrow night's Township Board meeting, the Supervisor intends to appoint Jay's replacement, a gentleman by the name of Brian Parel. If approved, he will

likely join you at the October meeting, and then he would finish out Jay's term through 2019. Mr. Parel is a commercial real estate broker. We believe he has a good handle on land use, markets and what developers are looking for, along with what communities are looking for as well.

4. The Township Board approved the amendment to the Comfort Care Consent Judgment. They are now working through their site plan. They had conditions to meet and their primary motivation now is getting the existing building demolished.
5. We are looking at a reface of the McDonald's at Union Lake Road and Richardson. This will likely be treated as an Administrative Approval as they are bringing the building more into compliance.
6. Chairperson Haber will be absent in November.
7. At our December meeting, we will do our typical housekeeping which is electing our officers, reviewing bylaws and approving the calendar for 2018 meetings.

Open discussions took place as follows:

- Jones inquired about the status of a house at Glengary, west of Benstein. Jay James stated that the Whispering Ridge development is moving along.
- Jay James discussed minor changes presented by Zerbo's to architectural and interior features.
- Winkler discussed the status of a project with Jay James at the southeast quadrant of Richardson and Newton, which is Ashton Park, a residential development. They have been working with the RCOC to get appropriate approvals for their streets. Jay believes that the approvals were received and the roads should be installed shortly. Chairperson Haber initiated discussions on trees that were inadvertently taken out. Dave Campbell stated that a revised landscape plan was submitted a fair amount of new plantings meant to replace the trees that were removed in error. Obviously the big trees cannot be replaced, but they're offering a lot of replacement trees. Jay also noted that three of the lots were split off on Newton road and building permits have been applied for.
- McKeever inquired about the progress on the project at 5090 Carroll Lake Road, across from Augusta Woods. Jay James stated that they have been working on their house slowly. Continued discussion addressed the shed/pole barn, garage and construction trailer.

L: ADJOURNMENT

MOTION by Jones, supported by Schinzing, to adjourn the meeting at 8:10pm.

MOTION CARRIED UNANIMOUSLY

Brian Winkler, Secretary